

2.0 Project Information

Project Description

The Bohemia Subdivision Project proposes the redevelopment of the former Bohemia Lumber Company site into a residential community consisting of 114 residential parcels containing detached single-family homes. The application includes a request for a rezone of the property and a General Plan Amendment, to allow construction of single-family detached dwelling units. The proposed site plan is illustrated in **Figure 2-1**.¹

Residential Lots

The Project site is located within the North Auburn Redevelopment Area, which requires that residential projects within these designated areas comply with County Ordinance 15.65. As such, homes in the proposed Project will be sold at both market rate and below market rate (i.e., inclusionary housing). There will be 96 market-rate lots, which will have a minimum size of 3,690 square feet (45 feet by 82 feet). The 18 inclusionary housing lots will have a minimum size of 3,010 square feet (35 feet by 86 feet). While the homes have not been designed, they are anticipated to range in size from 1,300 to 2,500 square feet with single- and double-car garages.

Vehicular Access and Streets

Access to the proposed residential community will be from Canal Street through a single access point at the southern point of contact with Canal Street. Streets will have a pavement (travel) width of 32 feet, with curb, gutter, and sidewalk, within a 46-foot wide right-of-way. A four-foot wide sidewalk will be provided on each side of all streets. Twelve and one-half foot multi-purpose easements will be provided on both sides of all roadways. Secondary, emergency, access will be from the west across one of the two existing bridges and easements over the Wise Canal and to Canal Street through a 25-foot wide easement proposed near the northwest corner of the site.

The streets in the Project will be retained in private ownership and a sliding gate is proposed to be installed at the Project entrance. Thus, the future homeowners would be responsible for the maintenance of the private streets. Please refer to **Figure 2-2** for detail on the proposed entryway.

Open Space and Stormwater Detention Basin

As shown on the site plan, Lot A will be devoted to stormwater detention. Other open space areas include Lots B and C, which will provide linear open space and common recreational areas. There are sport court recreation facilities and a tot lot on Lot D. Lots E and F would be common landscape areas, and Lot G will be reserved for private roadways and the entrance gate to the subdivision. Other potential uses for the open space areas could include walking and jogging trails, exercise stops, picnic tables, and benches.

With regard to storm drainage, the developer is a party to a memorandum of understanding with the County of Placer that requires this project to accommodate and convey storm drainage runoff from the recreational area of the Fiddler Green Homeowner Association to the east through the site to Highway 49. Additional information is contained in Section 3.10 of this EIR.

Relocation of Fiddler Green Canal

The Fiddler Green Canal owned by PCWA will be enclosed in an underground pipe through the proposed Project following the street right-of-way or an easement.

Utilities

Water will be obtained from the Placer County Water Agency from an existing eight-inch pipe in the Canal Street right-of-way and/or by connecting to an existing 8-inch pipe in the vicinity of the northern-most point of the site. Sanitary sewer service will be gravity-fed using Placer County Sewer Maintenance District No. 1, the closest facility of which is located in New Airport Road, approximately 500 feet to the north. Paved access is required and will be provided to all sewer manholes.

Fencing

A solid fence or chain link fence approximately six feet in height will be constructed on those portions of the site adjacent to the railroad tracks, Wise Canal, the PG&E corporation yard, and along Canal Street. A new fence will be erected on the property line with the existing residential area to the north. The proposed detention basin in the northwest portion of the site will be surrounded with a chain link fence to discourage access. There will also be a sliding gate at the Project's sole vehicular entry point, as illustrated in **Figure 2-2**.

Grading and Tree Removal

The majority (as much as 90 percent) of the site surface will be disturbed by grading. There will be an import of approximately 3,000 cubic yards of soil for grading, which will involve cuts of approximately 13 feet and fills of approximately eight feet in depth.

Approximately 53 trees with a diameter of six inches or greater will be removed. These trees are currently growing in the southeastern corner of the site and along the boundary adjoining the PG&E Corporation Yard and the open Fiddler Green Canal.

Project Location

The site is located approximately one and one-half miles north of the Auburn city limits, just east of State Route 49 in the southwest quadrant of Section 33, Township 12N, Range 8E, and the northeast quadrant of Section 4, Township 12N, Range 8E. The Project site consists of Assessor's Parcel Numbers 52-102-12, 13, 17, and a portion of 25.

The Project location is illustrated in **Figure 2-3**.

Environmental Setting

The former Bohemia Lumber Company site is approximately ± 18.5 acres in area. The site includes a small portion of the property formerly owned by PG&E. All buildings and equipment previously associated with the lumber company have been removed. However, evidence of the prior use still exists, including concrete slab foundations, paved and gravel surfaces and two bridges across the Wise and Fiddler Green canals. **Figure 2-4** provides an aerial photograph of the site and immediate vicinity.

The Wise Canal forms the western edge of the Project site. The Fiddler Green Canal and the Southern Pacific Railroad form the northwestern boundary. The remainder of the northern boundary abuts an existing single-family residential neighborhood accessible from Canal Street. The site extends east nearly to Canal Street. The majority of the proposed project site does not actually abut Canal Street due to a narrow (three-foot wide) strip under different private ownership that separates the site from the Canal Street public right-of-way. The site has approximately 100 feet of frontage on Canal Street in the southeastern corner. The Wise Canal and a fence line separating the site from the adjoining parcel containing the PG&E Corporation Yard define the southern boundary of the site.

The highest elevation on the site is approximately 1,480 feet above mean sea level (msl), and occurs in the eastern portion of the property near Canal Street. The lowest elevation, which occurs in the southwestern corner of the site, is approximately 1,428 feet msl. The natural topography of the area generally slopes westward toward Highway 49 and beyond. Prior use of the site required clearing, grading and leveling. Consequently, the topography of the site generally consists of a series of relatively level terraces separated by the canals. In areas not covered by foundations, pavement, gravel, or other obstructive surface material, volunteer grasses and brush have established themselves. This is particularly evident around the perimeter of the property and along the canals. The corridors along the canals support thickets of berry bushes and brambles as well as native oaks, willows, and pines.

Adjacent Land Uses

Single-family residential development adjoins the site on the north and the east, across Canal Street. The PG&E Corporation Yard is on a portion of the southern boundary. Land to the west is used for commercial activities.

Relevant Planning Information

The majority of the Project site is currently designated as Commercial in the *Auburn-Bowman Community Plan* and zoned CPD-DC-AO, Commercial Planned Development, with Design Corridor, and with Aircraft Overflight. The former PG&E property is designated as Industrial in the *Auburn-Bowman Community Plan* and zoned INP-DC-AO, Industrial Park with Design Corridor, and with Aircraft Overflight. The *Auburn-Bowman Community Plan* provides additional planning goals and

policies as well as a vision for the area, including the proposed site. The proposed development, consisting of detached dwellings, is not consistent with permitted or conditionally permitted uses allowed in this zone district by the Placer County Zoning Ordinance. Thus, a rezoning of the property and a General Plan Amendment are necessary and are included as a part of the Project description analyzed in this EIR. The Project applicant is requesting a rezone to RS-B-3, single-family residential with 3,000 square-foot minimum lots. Community Plan land use designations are depicted in **Figure 2-5** and zoning districts are shown in **Figure 2-6**. The discretionary permits required for this project are:

- General Plan/Community Plan Amendment
- Rezone
- Subdivision/Tentative Map Approval

The discretionary permits listed above are subject to approval by the Placer County Board of Supervisors and the Placer County Planning Commission. In order to approve the General Plan Amendment, Rezone request, and tentative subdivision map the decision-making bodies will need to make various “findings” regarding the Project, including a finding that removing commercial land from the community will not create a fiscal impact.

The Project site is located within the North Auburn Redevelopment Project Area.² California Community Redevelopment Law gives redevelopment agencies the authority to carry out certain activities and describes responsibilities of agencies and development projects located within redevelopment project areas, such as affordable housing provision as implemented by Article 15.65 of the Placer County Municipal Ordinance.

Project Objectives

The objectives of the proposed Project include:

- Provision of housing of a density and type that responds to market demand.
- Creation of a medium-density residential development that takes advantage of the relative lack of environmental constraints affecting the Project site.
- Creation of a residential development that can be adequately served by available public infrastructure and services.
- Achieve compatibility with a variety of adjoining land use.
- To the extent feasible, implement SACOG’s Blueprint growth principles: Transportation Choices, Mixed-Use Developments, Compact Development, Housing Choice and Diversity, Use of Existing Assets, Quality Design, and Natural Resources Conservation.

The alternatives analysis in Section 4.0 of this EIR uses the Project Objectives as its starting point - only alternative projects or alternative sites that fulfill the majority of the Project Objectives are analyzed for environmental impacts.

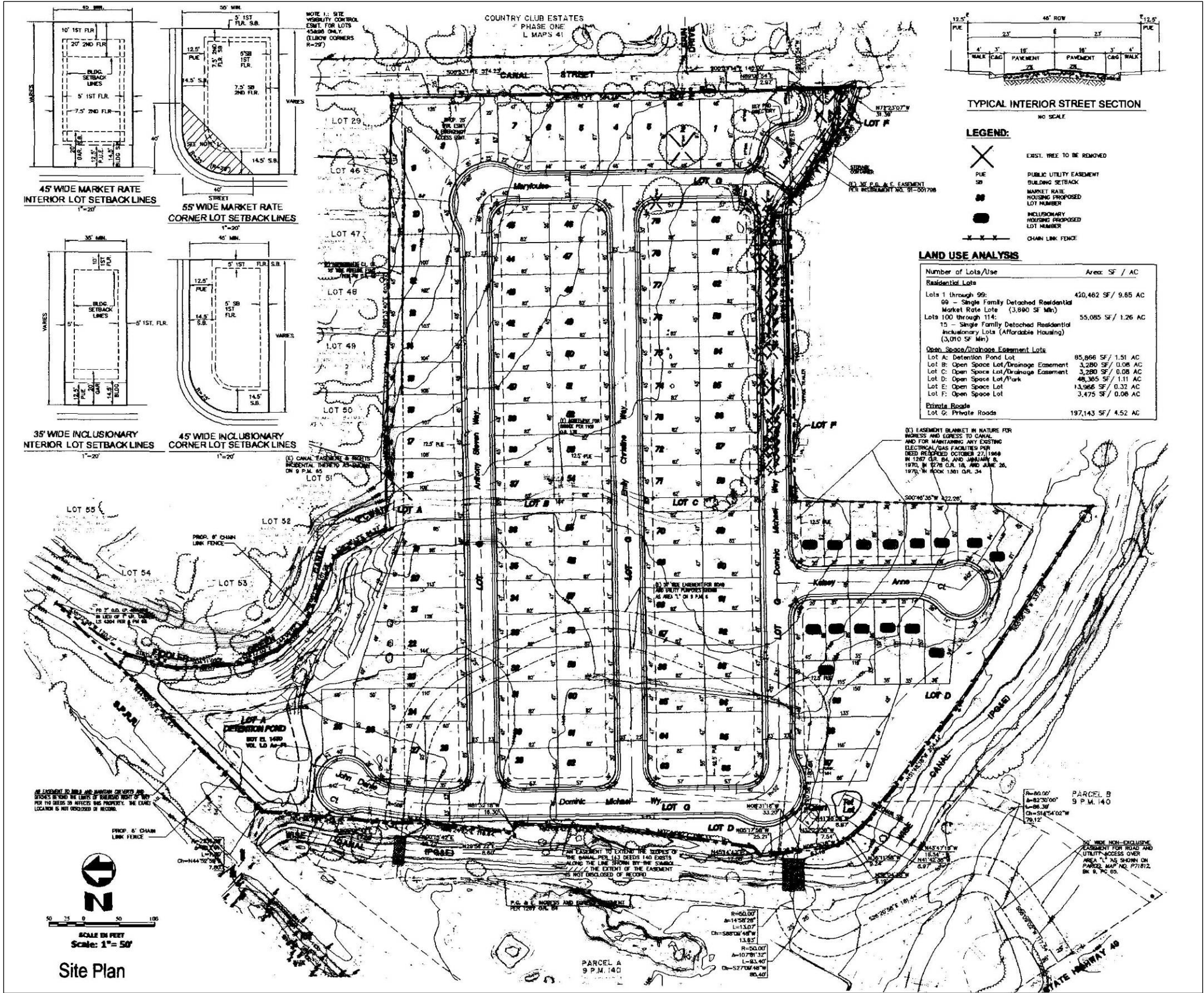


Figure 2-1
Proposed Project Site Plan

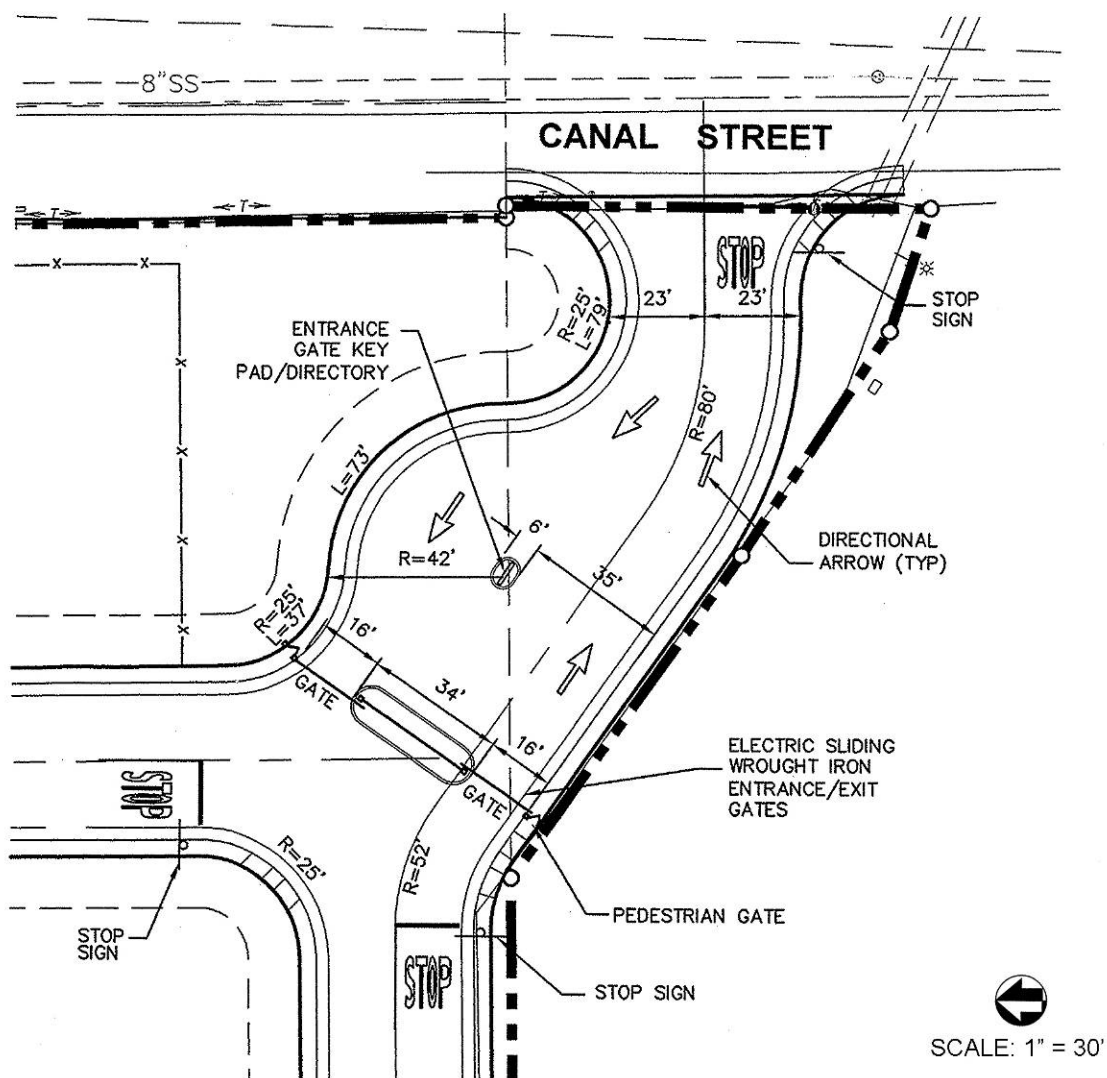
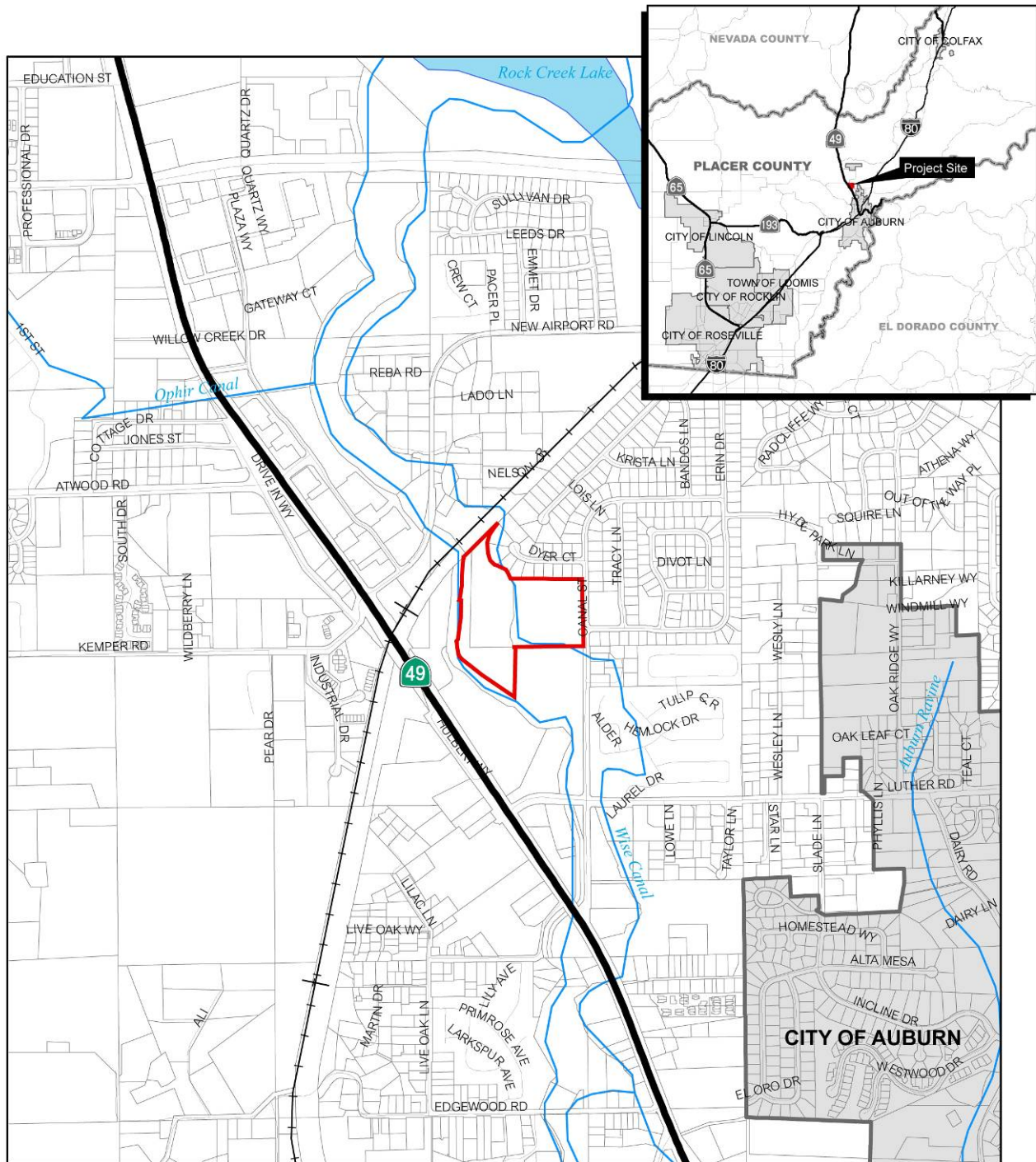


Figure 2-2 Entryway Detail



Source: Placer County GIS, Adapted by P&D Consultants, 2005.

Project Site



0 430 860 1,720 2,580 3,440
Miles

Figure 2-3
Regional Location and Local Vicinity Map



 Project Site

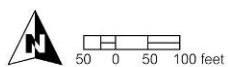


Figure 2-4
Aerial Photo of Project Vicinity

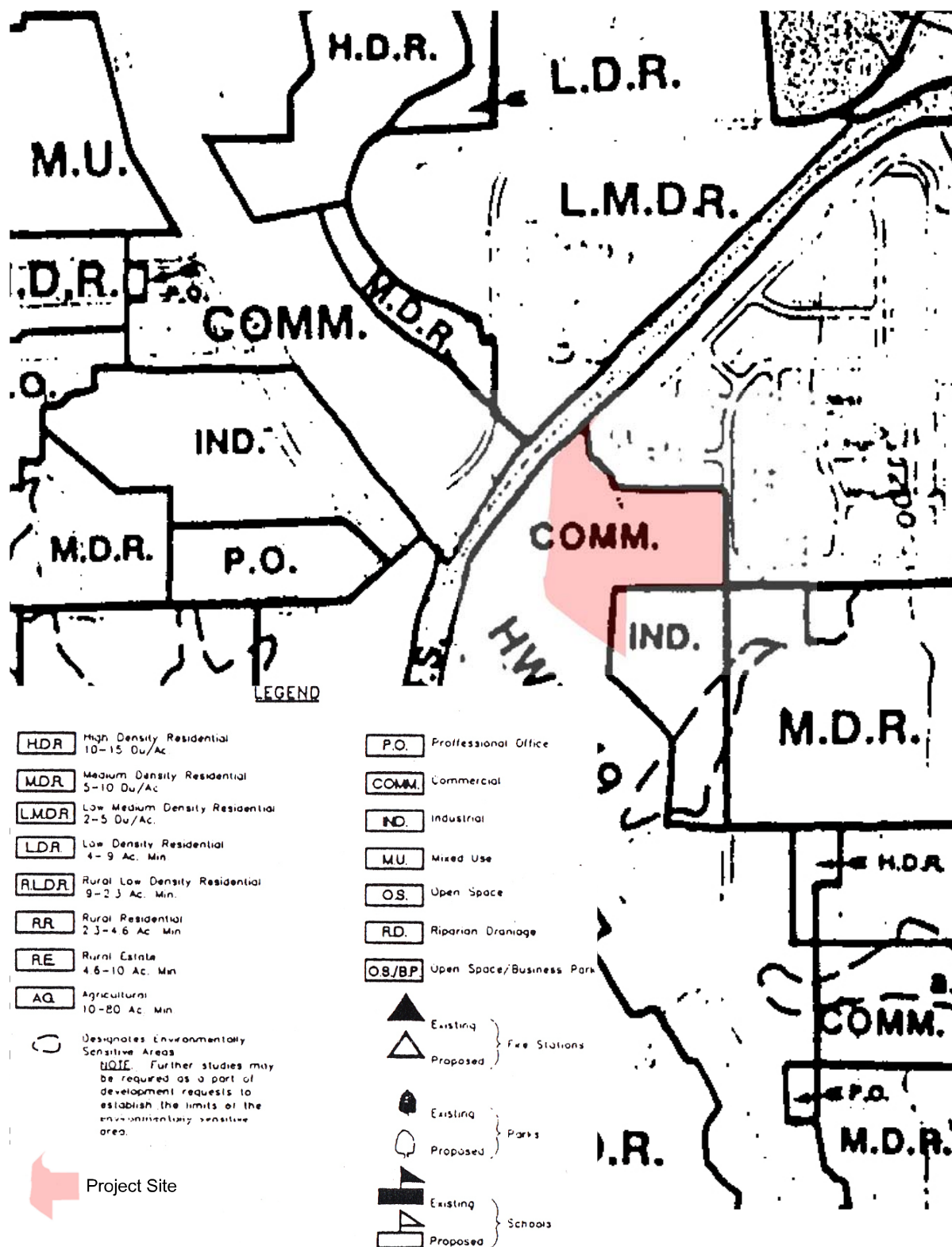
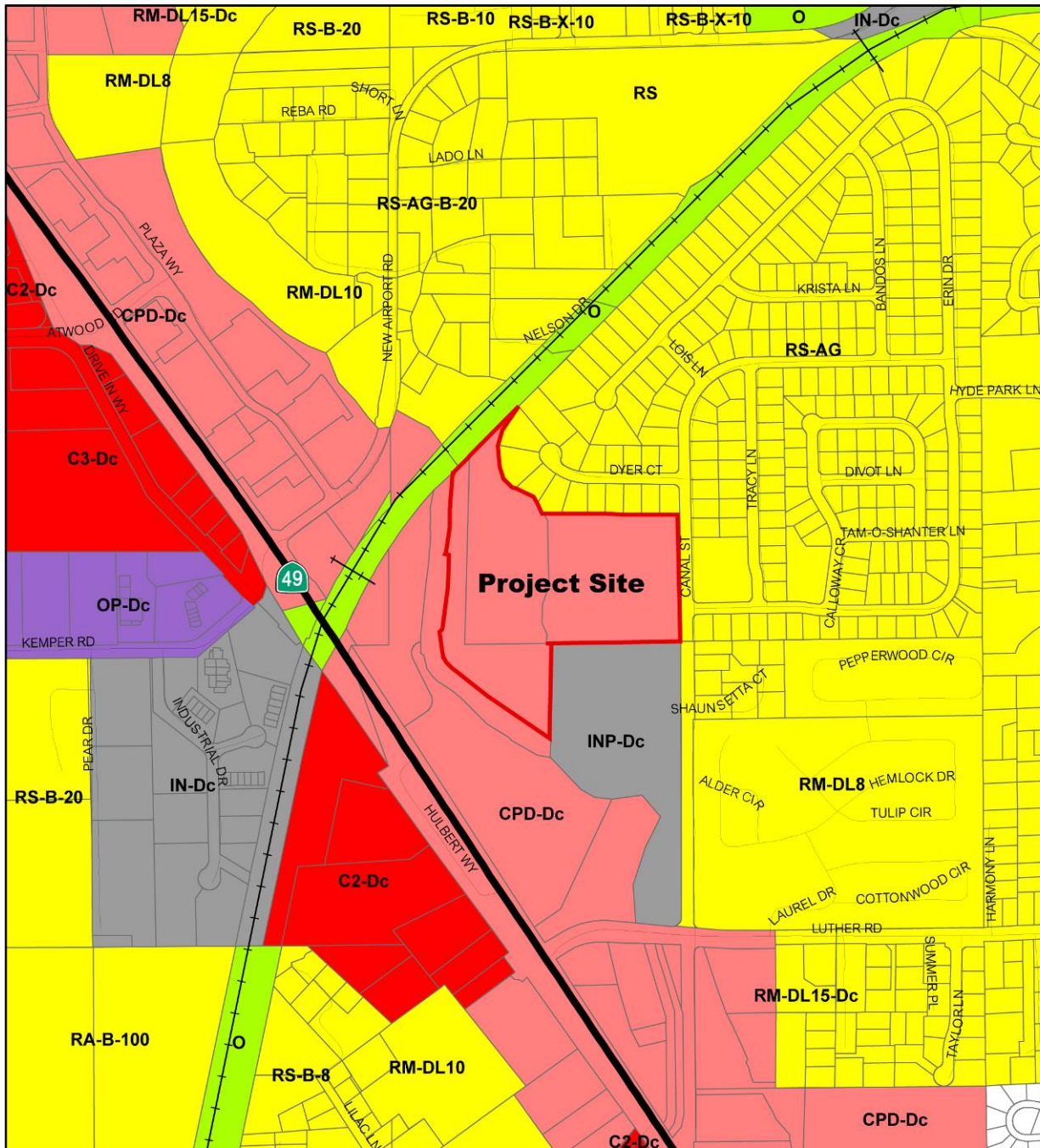


Figure 2-5
Auburn-Bowman Community Plan Designations



Source: Placer County GIS, Adapted by P&D Consultants, 2005.

CPD-Dc COMMERCIAL PLANNED DEVELOPMENT, Design Review Combining District	OP-Dc OFFICE AND PROFESSIONAL, Design Review Combining District	INP-Dc INDUSTRIAL PARK, Design	RA-B-100 RESIDENTIAL AGRICULTURAL, Building Site Comb. Dist., Min. Lot = 100K sq. ft.	RM-DL8 RESIDENTIAL MULTIFAMILY, Density Limitation Comb. Dist., Min. 4,356 sq. ft. / lot	RM-DL15-Dc RESIDENTIAL MULTIFAMILY, Density Limitation Comb. Dist., Min. 2,489 sq. ft. / lot, Design Review Combining District	RS-B-8 RESIDENTIAL SINGLE-FAMILY, Building Site Comb. Dist., Min. Lot = 8K sq. ft.	RS-B-X-10 RESIDENTIAL SINGLE-FAMILY, Building Site Comb. Dist.	RS-AG RESIDENTIAL SINGLE-FAMILY, Agriculture Combining District	RS-AG-B-20 RESIDENTIAL SINGLE-FAMILY, Agriculture Combining District, Building Site Comb. Dist., Min. Lot = 20K sq. ft.
C2-Dc GENERAL COMMERCIAL, Design Review Combining District									
C3-Dc HEAVY COMMERCIAL DISTRICT, Design Review Combining District									

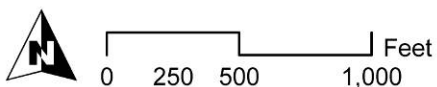


Figure 2-6
Zoning Districts

Notes and References

- ¹ Figure 2-1 represents the latest available version of the site plan. There may be minor edits to this site plan to show additional easements to the County or other changes not pertinent to adverse physical environmental impacts.
- ² www.placer.ca.gov/admin/redevelopment/nauburn1c.htm